174.0	0006	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	762,700 / 762,700
					USE VALUE:	762,700 / 762,700
					ASSESSED:	762,700 / 762,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		ARGYLE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CUKLANZ LISA M
Owner 2:	
Owner 3:	
Street 1:	12 ARGYLE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1951, having primarily Aluminum Exterior and 1862 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4000.000	384,200	500	378,000	762,700
Total Card	0.092	384,200	500	378,000	762,700
Total Parcel	0.092	384,200	500	378,000	762,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.53 /Parcel: 409.53

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 116369

GIS Ref

GIS Ref

Insp Date 07/28/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 174.0-0006-0006.0

!13558!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	384,200	500	4,000.	378,000	762,700		Year end	12/23/2021
2021	101	FV	372,800	500	4,000.	378,000	751,300		Year End Roll	12/10/2020
2020	101	FV	372,800	500	4,000.	378,000	751,300	751,300	Year End Roll	12/18/2019
2019	101	FV	276,800	500	4,000.	372,600	649,900	649,900	Year End Roll	1/3/2019
2018	101	FV	273,500	500	4,000.	286,200	560,200	560,200	Year End Roll	12/20/2017
2017	101	FV	273,500	500	4,000.	270,000	544,000	544,000	Year End Roll	1/3/2017
2016	101	FV	273,500	500	4,000.	248,400	522,400	522,400	Year End	1/4/2016
2015	101	FV	266,900	500	4,000.	232,200	499,600	499,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:16:59

LAST REV

Date	Time
08/21/18	08:58:51
apro	

PAT ACCT. 13558

USER DEFINED

Prior Id # 1:	116369
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MALDONIS JOSEPH	25305-380		4/26/1995		170,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/11/2010	982	Inter Fi	26,200					2 BEDRMS/BATH to 2
6/8/2010	594	Addition	76,000					ADD 2ND LEVEL SHEL
12/10/1998	848	Alterati	1,000					REPLACE ROTTED SIL
10/29/1998	758	Addition	10,000					10X10 SUNROOM

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2018	MEAS&NOTICE	HS	Hanne S
3/12/2012	Info Fm Prmt	BR	B Rossignol
3/12/2009	Inspected	189	PATRIOT
11/24/2008	Measured	345	PATRIOT
12/15/1999	Mailer Sent		
12/14/1999	Measured	163	PATRIOT
1/1/1982		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4000		Sq. Ft.	Site		0	70.	1.35	6									378,000						378,000	

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	378,000	Spl Credit		Total:	378,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	4 - Vinyl	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33359373
Const Adj.:	0.99989998
Adj $ / SQ:	173.350
Other Features:	91500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	430665
Depreciation:	46512
Depreciated Total:	384153

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

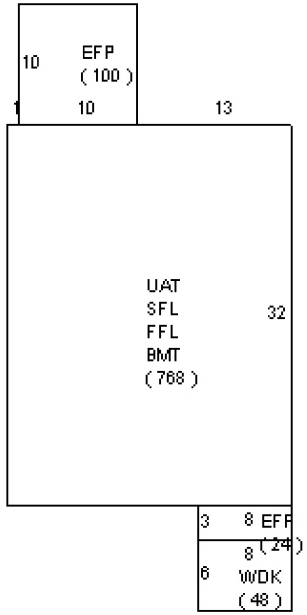
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	173.35
Special Features:	0	Val/Su Net:	144.00
Final Total:	384200	Val/Su SzAd	250.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	62.150	47,728
FFL	First Floor	768	173.350	133,133
SFL	Second Floor	768	173.350	133,133
UAT	Upper Attic	192	95.340	18,306
EFP	Enclos Porch	124	49.180	6,098
WDK	Deck	48	16.000	768

Net Sketched Area:	2,668	Total:	339,166
Size Ad	1536	Gross Area	3244	FinArea	1862
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	C	
UAT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 174.0-0006-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	100	A	AV	1993	6.00	T	20.8	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500